058.0	0007	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	745,400 / 745,400
					USE VALUE:	745,400 / 745,400
					ASSESSED:	745,400 / 745,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		LOCKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEMETRIADES GEORGIA M
Owner 2:	
Owner 3:	
Street 1:	10 LOCKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,416 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1340 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4416.000	357,700	1,000	386,700	745,400
Total Card	0.101	357,700	1,000	386,700	745,400
Total Parcel	0.101	357,700	1,000	386,700	745,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 556.10 | /Parcel: 556.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	38676
GIS Ref	
GIS Ref	
Insp Date	11/12/18

!4986!

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0007-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	357,700	1000	4,416.	386,700	745,400	745,400	Year End Roll	12/18/2019
2019	101	FV	284,500	1000	4,416.	386,700	672,200	672,200	Year End Roll	1/3/2019
2018	101	FV	284,500	1000	4,416.	259,700	545,200	545,200	Year End Roll	12/20/2017
2017	101	FV	284,500	1000	4,416.	248,600	534,100	534,100	Year End Roll	1/3/2017
2016	101	FV	284,500	1000	4,416.	226,500	512,000	512,000	Year End	1/4/2016
2015	101	FV	264,800	1000	4,416.	182,300	448,100	448,100	Year End Roll	12/11/2014
2014	101	FV	264,800	1000	4,416.	163,000	428,800	428,800	Year End Roll	12/16/2013
2013	101	FV	264,800	1000	4,416.	154,700	420,500	420,500		12/13/2012

PRINT

Date	Time
12/10/20	19:56:33

LAST REV

Date	Time
04/29/19	10:34:59
apro	
4986	

USER DEFINED

Prior Id # 1:	38676
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POLAND BEVERLY	24745-428		8/1/1994		165,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2017	1403	Redo Bat	20,000	C				
4/20/2007	260	Add Bath	98,734			G8	GR FY08	REDO KIT / EFP
12/7/2004	1177	Renovate	8,800			G6	GR FY06	NEW CATHDRL CEILG/
5/17/2004	373	Redo Kit	25,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	CC	Chris C
5/21/2009	Measured	189	PATRIOT
6/10/2005	Permit Visit	BR	B Rossignol
2/1/2000	Inspected	276	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	263	PATRIOT
8/2/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4416		Sq. Ft.	Site		0	70.	1.25	11									386,737						386,700	

Total AC/HA: 0.10138 | Total SF/SM: 4416 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 386,737 | Spl Credit | Total: 386,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	175.048
Other Features:	90471
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	374898
Depreciation:	17245
Depreciated Total:	357653

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

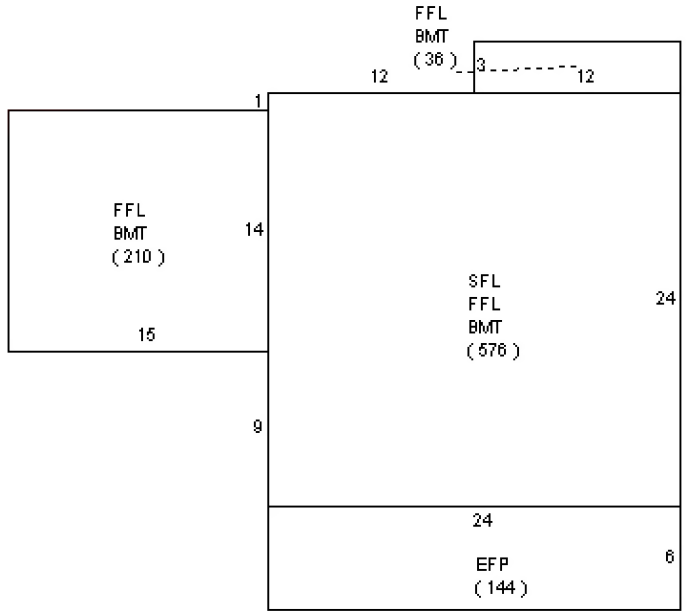
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	175.05
Special Features:	0	Val/Su Net:	155.12
Final Total:	357700	Val/Su SzAd	266.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	822	52.510	43,167
FFL	First Floor	822	175.050	143,890
SFL	Second Floor	518	175.050	90,745
EFP	Enclos Porch	144	46.010	6,626

Net Sketched Area:	2,306			Total:	284,428
Size Ad	1340.3999	Gross Are	2364	FinArea	1340

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.0-0007-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1960	0.00	T	40	101						
19	Patio	D	Y	1	27X9	G	AV	2000	4.74	T	15.2	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000